

# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM  
AUGUST, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR AUGUST ARE UP 27.0% TO 188.
- NEW LISTINGS IN COACHELLA VALLEY WERE 199 IN AUGUST. THIS IS DOWN 24.9% FROM 265 IN AUGUST OF 2024.
- UNIT SALES IN COACHELLA VALLEY ARE DOWN BY 13.1% FOR AUGUST.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 146 unit sales in August. This is down 13.1% from 168 in August of 2024. Sales/list price ratio in August moved up to 97.0% from 96.0% in July.

### Prices

Median price of \$450,000 in August was up 8.4% from \$415,000 in July and up 4.5% from \$430,500 in August of 2024. 3-month median price of \$440,000 in August was down marginally from \$450,000 in July and down a little from \$445,000 in August of 2024.

### Inventory

Inventory of 991 in August was down 13.1% from 1,141 in July but up 8.5% from 913 in August of 2024. New listings in August moved down to 199 from 219 in July.

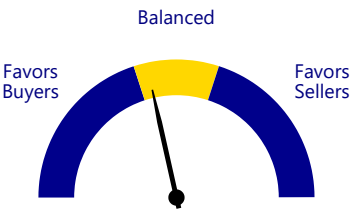
### Market Time

Days on market of 76 in August was up slightly from 69 in July and up a little from 66 in August of 2024. Months of supply of 5.4 in August was down marginally from 6.2 in July but up slightly from 4.8 in August of 2024.

## KEY STATS

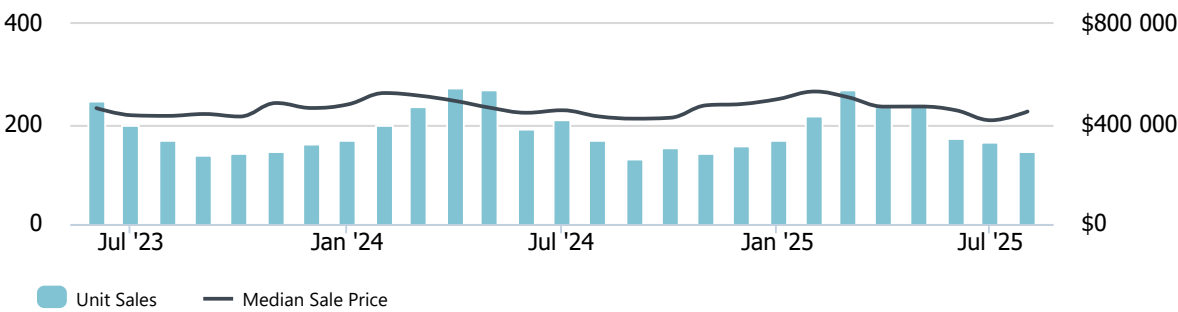
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	146	168	-13.1%	163	-10.4%
Median Sale Price	\$450k	\$430k	4.5%	\$415k	8.4%
Inventory	991	913	8.5%	1141	-13.1%
Months of Supply	5.4	4.8	13.9%	6.2	-12.3%
Days on Market	76	66	15.2%	69	10.1%
Avg. Sale Price/SqFt	\$342	\$353	-3.1%	\$338	1.1%
Sales to LP Ratio	97.0%	97.0%	-0.0%	96.0%	1.1%
Sales to Orig. LP Ratio	93.6%	93.5%	0.0%	92.8%	0.9%
New Listings	199	265	-24.9%	219	-9.1%
Went to Contract	188	148	27.0%	158	19.0%

## BUYERS/SELLERS MARKET

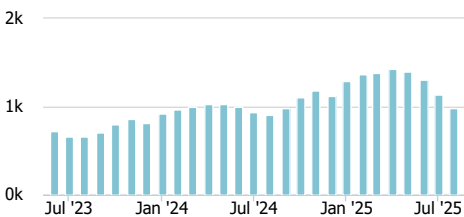


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

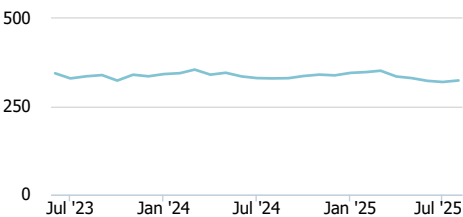
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY  
AUGUST, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR AUGUST ARE UP 48.8% TO 506.
- DAYS ON MARKET IN COACHELLA VALLEY WAS 76 IN AUGUST. THIS IS UP 26.7% FROM 60 IN AUGUST OF 2024.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 11.5% FOR AUGUST.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 397 unit sales in August. This is up 5.6% from 376 in August of 2024. Sales/list price ratio in August moved up to 96.2% from 95.8% in July.

### Prices

Median price of \$620,000 in August was down 4.6% from \$650,000 in July and down 0.8% from \$625,000 in August of 2024. 3-month median price of \$645,000 in August was down just slightly from \$660,000 in July and down marginally from \$649,000 in August of 2024.

### Inventory

Inventory of 2,417 in August was down 9.6% from 2,675 in July but up 9.4% from 2,209 in August of 2024. New listings in August moved down to 623 from 630 in July.

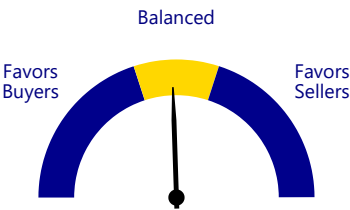
### Market Time

Days on market of 76 in August was up just slightly from 73 in July and up somewhat from 60 in August of 2024. Months of supply of 5.7 in August was down a little from 6.3 in July but up marginally from 5.3 in August of 2024.

## KEY STATS

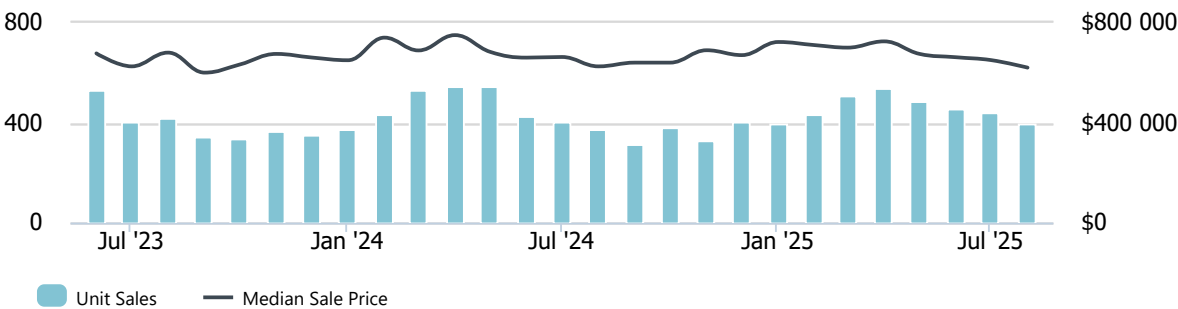
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	397	376	5.6%	441	-10.0%
Median Sale Price	\$620k	\$625k	-0.8%	\$650k	-4.6%
Inventory	2417	2209	9.4%	2675	-9.6%
Months of Supply	5.7	5.3	8.2%	6.3	-10.0%
Days on Market	76	60	26.7%	73	4.1%
Avg. Sale Price/SqFt	\$399	\$394	1.2%	\$415	-3.8%
Sales to LP Ratio	96.2%	96.1%	0.1%	95.8%	0.4%
Sales to Orig. LP Ratio	93.4%	93.6%	-0.1%	92.3%	1.3%
New Listings	623	704	-11.5%	630	-1.1%
Went to Contract	506	340	48.8%	466	8.6%

## BUYERS/SELLERS MARKET

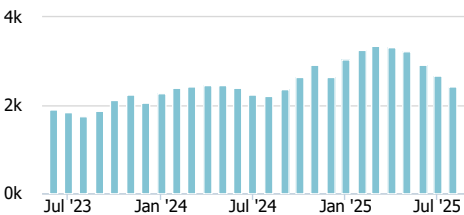


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

